



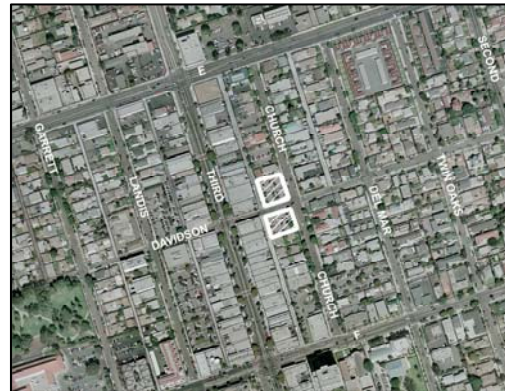
Douglas Wilson Companies

CHURCH AND DAVIDSON WEST

Site Description

The sites consist of three square parcels located at the northwest and southwest corners of Church Street and Davidson Street. Immediately north of the subject site is small multifamily property followed by another Agency-owned public parking lot. The neighborhood to the east is primarily residential and small office locations and directly to the west on Third Avenue are primarily commercial and residential uses.

Douglas Wilson Companies is interested in developing a project on the Church and Davidson West sites within the Agency's Town Centre I Redevelopment Project Area. The subject property consists of three parcels located along the western side of Church Street, between Davidson and E Streets (Assessor's Parcel Numbers 568-07-119, 568-07-118, 568-16-125) and totals approximately 25,538 square feet in area.



Existing Uses & Ownership

The property is located on the west side of Church Street, approximately ½ a block east of the historic downtown core. Owned by the Agency, all three sites are level and without structures, and are currently used as metered public parking lots. Church Street is a secondary street between E Street and F Street that is characterized by a mixture of older and unique residences, many of which have been converted to professional office and multifamily residential uses. The approved General Plan Update land use designation for the site is Retail Commercial, and the zone designation is Central Business Zone (C-B), respectively.

UCSP

The pending Urban Core Specific Plan currently proposes mixed-use land use designations within the subdistrict that includes this site.

Developer Qualification & RFQ Process

Douglas Wilson Companies was originally selected as the developer through a publicly issued and circulated Request for Proposals and Qualifications for the Landis Avenue Northeast site just north of Davidson Street. The Redevelopment Agency entered into an ENA with Douglas Wilson for that site in July 2005. Since that time, the Developer has

determined that their development proposal is more compatible with the Church Street sites. Based upon Redevelopment staff's review of the developer's profile, history, and qualifications for this site, staff is recommending that the Agency enter into an ENA with Douglas Wilson Companies for the west corners of Church and Davidson Streets.

Developer Profile, History, and Qualifications

Douglas Wilson Companies is an experienced developer of mixed-use urban infill projects in the San Diego area, based in San Diego and founded in 1989. Douglas Wilson Companies primarily develops low-rise and mid-rise residential projects, including condominiums and mixed-use developments incorporating retail and office space. Douglas Wilson's portfolio and business plan include lofts, town homes, flats, and live/work residences.

Notable **completed** Douglas Wilson projects in the San Diego region include:

- ❑ Parkloft. 120 one- and two-story residential lofts, ranging from 930 to over 3,000 sf. in the East Village of the City of San Diego.
- ❑ Symphony Towers. This mixed-use development in downtown San Diego consists of a 34-story office tower, a 2,255 seat theatre for the San Diego Symphony, a 264-room hotel and a five-level parking structure.

Notable **current** CityMark projects in the San Diego region include:

- ❑ The Mark. Thirty-two story, 244-residential condominium project in the East Village of the City of San Diego consisting of 233 condominium units, 11 two-story townhomes, and 8,000 sf of retail ground floor space.

CVRC-Developer Partnership

In addition to their experience and depth as an urban residential developer in San Diego County, Douglas Wilson Companies is composed of a small and very close development team that has emphasized their desire and commitment to creating close partnerships with staff, the CVRC, and the community to create product types and designs that complement the character and charm of Chula Vista's downtown village.